

013.0

0004

0005.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

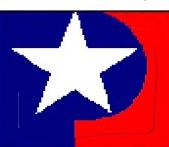
Total Card / Total Parcel  
995,400 / 995,400

USE VALUE:

995,400 / 995,400

ASSESSED:

995,400 / 995,400


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
17-19		DOROTHY RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1:	COOPER BRIAN P/TRUSTEE
Owner 2:	JOSEPHINE ROBERTO TRUST
Owner 3:	

Street 1: 17 DOROTHY RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: ROBERTO JOSEPHINE M -

Owner 2: -

Street 1: 17 DOROTHY RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 4,825 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Asbestos Exterior and 3734 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Brdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4825		Sq. Ft.	Site		0	80.	1.17	1									451,801						451,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size			Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							4825.000			538,900		4,700		451,800		995,400						10286	
																						GIS Ref	
																						GIS Ref	
																						Insp Date	
																						02/22/18	

PREVIOUS ASSESSMENT									Parcel ID			USER DEFINED									
									013.0-0004-0005.0												
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value				Notes									Date
2020	104	FV	539,700	4700	4,825.	451,800	996,200	996,200	Year End Roll				12/18/2019								
2019	104	FV	402,500	4700	4,825.	480,000	887,200	887,200	Year End Roll				1/3/2019								
2018	104	FV	402,000	4700	4,825.	350,100	756,800	756,800	Year End Roll				12/20/2017								
2017	104	FV	377,000	4700	4,825.	305,000	686,700	686,700	Year End Roll				1/3/2017								
2016	104	FV	377,000	4700	4,825.	259,800	641,500	641,500	Year End				1/4/2016								
2015	104	FV	336,000	4700	4,825.	254,100	594,800	594,800	Year End Roll				12/11/2014								
2014	104	FV	336,000	4700	4,825.	209,000	549,700	549,700	Year End Roll				12/16/2013								
2013	104	FV	349,600	4700	4,825.	198,800	553,100	553,100					12/13/2012								

SALES INFORMATION												TAX DISTRICT			PAT ACCT.													
Grantor								Type	Date			Sale Code		Sale Price	V	Tst	Verif										Notes	
ROBERTO JOSEPHI								50259-72				Family		10	No	No												
								9195-237				Family			No	No	N											

BUILDING PERMITS												ACTIVITY INFORMATION												Name		
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment				Date	Result	By												
8/17/2007	713	Redo Kit				G9	GR FY09					2/22/2018	TTL REFUSAL	BS	Barbara S											
												5/8/2009	Measured	372	PATRIOT											
												9/28/1999	Mailer Sent													
												9/28/1999	Entry Denied	163	PATRIOT											

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/

<b>EXTERIOR INFORMATION</b>						<b>BATH FEATURES</b>						<b>COMMENTS</b>						<b>SKETCH</b>												
Type:	13 - Multi-Garden		Full Bath:	2	Rating:	Good		OWNER DENIED ENTRY.												5		EFP 180FP ( 90 )		7						
Sty Ht:	2A - 2 Sty +Attic		A Bath:			Rating:														30		UAT SFL FFL BMT ( 1092 )		42						
(Liv) Units:	2	Total:	2	3/4 Bath:			Rating:																							
Foundation:	2 - Conc. Block		A 3QBth:			Rating:																								
Frame:	1 - Wood		1/2 Bath:			Rating:																								
Prime Wall:	5 - Asbestos		A HBth:			Rating:																								
Sec Wall:	19 - Texture 111	10 %	OthrFix:			Rating:																								
Roof Struct:	1 - Gable		<b>OTHER FEATURES</b>						RESIDENTIAL GRID																					
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:		Good		1st Res Grid   Desc: Line 1   # Units: 2																					
Color:	BROWN		A Kits:	1	Rating:		Very Good		Level   FY LR DR D K FR RR BR FB HB L O																					
View / Desir:			Frl:			Rating:		Other																						
<b>GENERAL INFORMATION</b>						WSFlue:			Rating:		Upper																			
Grade:	C - Average		<b>CONDOS INFORMATION</b>						Lvl 2																					
Year Blt:	1930	Eff Yr Blt:							Lvl 1																					
Alt LUC:									Lower																					
Jurisdct:									Totals   RMS: 10   BRs: 4   Baths: 2   HB																					
Const Mod:							<b>REMODELING</b>						<b>RES BREAKDOWN</b>																	
Lump Sum Adj:							% Own:		Name:		Exterior:		No Unit		RMS		BRS		FL											
<b>INTERIOR INFORMATION</b>						Phys Cond:		GD - Good		18. %		Interior:		2		5		2												
Avg Ht/FL:	STD		Functional:				Additions:																							
Prim Int Wall:	2 - Plaster	Economic:				Kitchen:																								
Sec Int Wall:	%	Special:				Baths:																								
Partition:	T - Typical	Override:				Plumbing:																								
Prim Floors:	4 - Carpet					Electric:																								
Sec Floors:	%					Heating:								Totals																
Bsmnt Flr:	12 - Concrete					General:								2   10   4																
Subfloor:							<b>CALC SUMMARY</b>						<b>COMPARABLE SALES</b>																	
Bsmnt Gar:							Basic \$ / SQ:		170.00		Rate		Parcel ID		Typ		Date		Sale Price											
Electric:	3 - Typical	Size Adj.:		1.08316827																										
Insulation:	2 - Typical	Const Adj.:		0.92469496																										
Int vs Ext:	S	Adj \$ / SQ:		170.272																										
Heat Fuel:	1 - Oil	Other Features:		114655																										
Heat Type:	5 - Steam	Grade Factor:		1.00																										
# Heat Sys:	2	NBHD Inf:		1.00000000																										
% Heated:	100	NBHD Mod:																												
Solar HW:	NO	LUC Factor:		1.00																										
% Com Wall:	% Sprinkled:	Adj Total:		662070																										
		Depreciation:		123145																										
		Depreciated Total:		538925																										
<b>MOBILE HOME</b>						Make:				Model:				Serial #:				Year:		Color:										
<b>SPEC FEATURES/YARD ITEMS</b>												<b>PARCEL ID</b>						013.0-0004-0005.0						<b>IMAGE</b>		<b>AssessPro Patriot Properties, Inc</b>				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	Sub	% Usbl	Descrip	% Type	Qu	# Ten							
3	Garage	D	Y	1	18X20	A	AV	1930	21.94	T	40	104			4,700		4,700													
More: N	Total Yard Items:	4,700		Total Special Features:					Total:							4,700														